

**BY-LAWS OF
BULL RUN MASTER RESIDENTIAL ASSOCIATION, II**

GWEN MARSHALL, CLERK OF COURTS

ARTICLE I

Definitions

Section 1. “BRMRA” shall mean and refer to BULL RUN MASTER RESIDENTIAL ASSOCIATION, INC., a non-profit corporation organized and existing under the laws of the State of Florida.

Section 2. “BoDs” shall mean the Board of Directors of the BRMRA

Section 3. “CC&Rs” shall mean the Covenants, Conditions, and Restrictions of each of the six (6) Bull Run units

Section 4. “Unit HOAs” shall mean all six (6) Homeowner Associations encompassing all six (6) Bull Run units

Section 5. “Unit HOA Common Areas” shall mean the areas delineated in the CC&Rs for each Bull Run unit, the boundaries of which are depicted on the Leon County Property Appraisers’ website map.

Section 6. “Member” shall mean a member (lot/residence owner) of any of the six (6) Bull Run unit HOAs

Section 7. “HOA Act” shall refer to Chapter 720, Florida Statutes

Section 8. “NFPC Act” shall refer to Chapter 617, Florida Statutes

Section 9. Terms defined in the CC&Rs or Articles of Incorporation shall have the same meaning as provided therein.

ARTICLE II

Location

The principle office of the BRMRA shall be located at the residence in Leon County, Florida of the current President of the BRMRA.

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ARTICLE III

Purpose

The purposes of the BRMRA are multifold:

Section 1. To manage operating costs of the BRMRA

Section 2. To manage the maintenance of the following real property that is not located within the boundaries of any of the six (6) Bull Run unit HOA Common Areas

a) a sign at the intersection of Thomasville Road & Kerry Forest Pkwy.

b) a monument (pergola) on Kerry Forest Pkwy. near Walmart.

c) a monument (pergola) on the roundabout on Chancellorsville Drive.

Section 3. To coordinate compliance to the CC&Rs among the Unit HOAs

Section 4. To address resident & BoDs concerns relevant to neighboring development projects, traffic issues, cleanliness of roadways and nearby shopping areas, etc.

ARTICLE IV

Board of Directors

Section 1. Number and Term: The BoDs shall be comprised of six (6) members. Each president of the six (6) Homeowners Associations of Bull Run shall be a Director. The term of each member shall coincide with their respective term as President of their respective Homeowners Association.

Section 2. Rights of Directors: Each Director may cast one vote on any motion before the BoDs. The rights of membership are subject to the payment of an assessment for operating and maintenance costs levied by the BRMRA against the Unit HOAs. The rights of a Director may be suspended, after a notice and a hearing, for nonpayment of their unit's HOA's assessment until such time as the assessment is paid in full.

Section 3. Responsibilities of Directors: Each Director shall certify as to having read the NFPC Act and the HOA Act, in particular Section 720.303, Association Powers and duties, et al. Each Director shall abide by the requirements of the HOA Act. The intentional failure of a Director to abide by the terms of the NFPC Act or the HOA Act shall result in the loss of rights of the respective Director and termination of said Director from the BODs. The replacement Director on the BRMRA shall be the vice-president or the president's designee from such Bull Run unit.

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Section 4. Powers: The property and business of the BRMRA shall be self-managed by its the BoDs. There shall not be a Management Agent. The BODs may exercise all such powers of the BRMRA and shall do all such lawful acts and things that as are not by Statute, the CC&Rs, the Articles of Incorporation or by these By-Laws directed or required to be exercised or done by the Directors personally. These powers shall specifically include, but not be limited to, the following items:

- a) To determine and levy assessments for operating and/or maintenance costs. The Board of Directors may increase or decrease the assessments or vote a special assessment, if required, to meet any additional expenses.
- b) To collect, use and expend the assessments for operating and/or maintenance costs.
- c) To open bank accounts and borrow money on behalf of the BRMRA and to designate the signatories to such bank accounts.
- d) To collect delinquent assessments by suit or otherwise.
- e) To employ workmen, contractors and supervisory personnel and to purchase supplies and equipment and to enter into contracts to provide maintenance and other services and generally to have the powers of Directors in connection with the matters hereinabove set forth.
- f) To bring and defend actions by or against one or more Directors as to matters relating to the BRMRA.
- g) To establish committees, appoint members thereto, define the power and operating procedures thereof and terminate committees so as to carry out the general intent of the BRMRA and the CC&Rs.

Section 5. Compensation: Directors and officers, as such, shall receive no compensation for their time or services.

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ARTICLE V

Meetings of the BoDs

Section 1. Notice of meetings of the BoDs shall be in accordance with the HOA Act and shall include an agenda for such meeting. The notice shall be provided by the Unit HOAs per the direction of the BoDs. Noticed meetings of the BoDs shall be open to all Members.

Whenever notice is required to be given to the Board of Directors or to any Director or Member under these By-Laws, such notice, shall not be construed to mean personal notice. Notice may be given in writing, by mail, by depositing the notice in a post office or letter box, or by facsimile, telephone, or electronic communication.

Section 2. The date and location of the annual meeting of the BoDs shall be held based on a majority agreement of the Directors. The annual meeting should be held in September of each year, in order for the BRMRA to:

- a) Establish and approve a budget of expenses for the following fiscal year which allows time for Unit HOAs to plan accordingly for their budgets.
- b) Establish and approve assessments for operating and maintenance costs for Unit HOAs.

Section 3. Special meetings of the BoDs may be called by the President of the BODs on notice to each Director either personally or by any of the methods enunciated in Article V, Section 1. Special meetings shall be called by the President or Secretary in a like manner on the written request of at least two (2) Directors. A quorum of Directors may agree upon a date and location for a special meeting and provide notice of such meeting in accordance with Article V, Section 1 of this Article.

Section 4. At all meetings of the BoDs, a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business and an act of a majority of the Directors present at any meeting at which there is a quorum shall be the act of the BoDs, except as may be otherwise specifically provided by Statute or by the CC&Rs or by these By-Laws. If a quorum shall not be present at any meeting of Directors, the Directors present thereat may adjourn the meeting, from time to time, without notice other than announcement at the meeting until a quorum shall be present.

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ARTICLE VI

Officers

Section 1. Elective Officers. The officers of the BRMRA shall be chosen by the BoDs and shall be a President, a Vice President, a Secretary and a Treasurer. The BoDs may also choose one or more Assistant Secretaries and Assistant Treasurers and such other officers as in their judgment may be necessary. Two or more offices may not be held by the same person, except the offices of Secretary and Treasurer which may be held by the same person. It is required that officers be a Members.

Section 2. Election. The BoDs shall elect a President, a Vice President, a Secretary and a Treasurer at the annual meeting.

Section 3. Appointive Officers. The BoDs may appoint such other officers and agents as it shall deem necessary, and such other officers and agents shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the BoDs.

Section 4. Term. The officers shall hold office for a period of one (1) year or until their successors are chosen and qualify in their stead. Any officer elected or appointed by the BoDs may be removed with or without cause, at any time, by the affirmative vote of a majority of the whole BoDs. If the office of any officer becomes vacant for any reason, the vacancy may be filled by the BoDs at any regular or special meeting.

Section 5. President. The President shall be the chief executive officer of the BRMRA. That person shall preside at all meetings of the BoD and Members, shall be an ex-officio member of all standing committees, shall have general and active management of the business of the BRMRA, shall see that all orders and resolutions of the BoDs are carried into effect and shall have such other powers and duties as are usually vested in the office of President of a corporation organized pursuant to the NFPC Act.

Section 6. Vice President. The Vice President shall take the place of the President and perform their duties whenever the President shall be absent or unable to act and shall have such other powers and duties as are usually vested in the office of Vice President of a corporation organized pursuant to the NFPC Act.

Section 7. Secretary. The Secretary or Assistant Secretary shall attend all sessions of the BoDs and record all votes and the minutes of all proceedings in a book to be kept for that

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purpose and shall perform like duties for the standing committees when required. That person shall give or cause to be given, notice of all meetings of the BoDs and shall perform such other duties as may be prescribed by the BoDs or by the President, under whose supervision they shall be.

Section 8. Treasurer. The Treasurer shall have custody of the BRMRA funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in books belonging to the BRMRA, including the vouchers for such disbursements, and shall deposit all monies and other valuable effect in the name and to the credit of the BRMRA in such depositories as may be designated by the BoDs. The Treasurer shall disburse the funds of the BRMRA as he may be ordered by the BoDs, making proper vouchers for such disbursements, and shall render to the President and Directors at a meeting of the BODs or whenever they may require it, an account of all transactions and of the financial condition of the BRMRA. The Treasurer shall keep detailed financial records and books of account of the BRMRA, including a separate account for each Unit HOAs. The detailed financial records shall contain the amount of each assessment, the date when due, the amount paid thereon, the balance remaining unpaid, as well as all other information necessary for the orderly operation of the BRMRA and the Unit HOAs.

Section 9. Agreements, Etc. All agreements and other instruments shall be executed by the President or such other person as may be designated by the BODs.

ARTICLE VII

Expense Apportionment

Section 1. An individual Homeowners Association's portions of operating and maintenance costs shall be calculated on the basis of the total number of lots/residences within that individual Homeowners Association as a portion percentage of the total number of lots/residences in the Unit HOAs. Operating and maintenance costs will be shared by all Unit HOAs as outlined in Article VII, Section 4.

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Section 2. Operating Cost. The total cost of operating the BRMRA shall consist of the expenses for these items:

- a) Annual Corporation Report fee
- b) CPA annual tax filing fee
- c) Treasurer surety bond fee (unless waived at a BoDs meeting)

Section 3. Maintenance Cost. The total cost of maintenance for the BRMRA shall consist of the expenses for these three (3) signs/monuments:

- a) Kerry Forest sign near the CVS drug store: repaint, pressure wash, and repair, as necessary from time to time.
- b) Kerry Forest pergola near Walmart: repaint sign, pressure wash, stain, mow and trim shrubbery, as necessary from time to time.
- c) Chancellorsville Dr. roundabout pergola: repaint sign, pressure wash, stain, mow and trim shrubbery, as necessary from time to time.

Section 4. Operating and Maintenance Cost Apportionment. The apportionment of expenses shall be based on all six (6) units participating with a total of 474 lots/residences in the six (6) units.

- a) Bull Run Unit 1 with 78 lots/residences equals 16.5%
- b) Bull Run Unit 2 with 87 lots/residences equals 18.4%
- c) Bull Run Unit 3 with 36 lots/residences equals 7.6%
- d) Bull Run Unit 4 with 107 lots/residences equals 22.6%
- e) Bull Run Unit 5 with 125 lots/residences equals 26.3% (rounded down)
- f) Bull Run Unit 6 with 41 lots/residences equals 8.6%
- g) Total percentage equals 100.0%

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ARTICLE VIII

General Provisions

Section 1. Fiscal Year. The fiscal year of the Association shall be from January 1st to December 31st of each year unless amended by a resolution of the BoDs.

Section 2. Examination of Books and Records. Each Member or their respective representatives and first mortgagees, shall be entitled to a reasonable examination of the books and records of the BRMRA at any time upon reasonable notice to the BoDs. The Articles of Incorporation and the By-Laws of the BRMRA shall be available for inspection by any Member or first mortgagee at the principal office of the BRMRA.

Section 3. Severability. Should any of the CC&Rs, term or provisions herein imposed be or become unenforceable at law or in equity, the remaining provisions of these By-Laws shall nevertheless be and remain in full force and effect.

Section 4. Construction. In case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in case of any conflict between the Covenants CC&Rs and these By-Laws the CC&Rs shall control.

Section 5. Management. The BRMRA shall be a self-managed organization with the intent of minimizing the overall operating costs, which are limited to: the annual report fee for corporations, the annual filing of tax forms, and the surety bond for the Treasurer of the BRMRA (unless waived at each annual meeting).

Section 6. Maintenance. Maintenance of Unit HOA Common Areas shall be provided by the Unit HOAs for their common area maintenance as specified in the CC&Rs in Article V (Maintenance Obligations) with any maintenance provider of their choice. Any two or more units may contract with the same maintenance provider with such contract not being under the auspices of the BRMRA unless all six units are joined in such contract.

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ARTICLE IX

Amendments

These By-Laws may be amended by a vote of a majority of the BoDs; and provided that any matters stated herein to be or which are in fact covered by the CC&Rs may not be amended except as provided in such CC&Rs. All amendments to these By-Laws shall be recorded in the Public Records of Leon County, Florida.

I HEREBY CERTIFY that the foregoing By-Laws of the Bull Run Master Residence Association, Inc. were duly adopted by a unanimous decision of the Board of Directors of said Association on the 23rd day of the month of May in the year of 2024.

President: Phillip J. Ross, BRU1



Vice President: Brian Wheeler, BRU2

Secretary: Charles Chervanik, BRU5

Treasurer: Christopher Goodman, BRU4

Director: Carlene Barrett, BRU3

Director: Lyn Tryon, BRU6

State of Florida, County of Leon

Sworn to (or affirmed) and subscribed before me this 28th day of May,
2024, by Phillip Ross

Nicholas Samuel
Notary

Personally known _____ or Produced Identification
Type of Identification Driver's License

